

**PLANNING COMMISSION
SITE PLAN COMPATIBILITY WAIVER and CONDITIONAL USE PERMIT
REQUEST REVIEW SHEET**

CASE: SPC-2016-0201DT **PLANNING COMMISSION DATE:** March 28, 2017

PROJECT NAME: 4809 ½ Burnet Road

ADDRESS OF SITE: 4809 ½ Burnet Road

APPLICANT: 4801 Burnet LTD (Jimmy Nassour)

AGENT: AJ Ghaddar, P.E. & Associates (AJ Ghaddar)

AREA: 1.017 acres

WATERSHED: Waller Creek (Urban)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

C.I.P. STATUS: N/A

T.I.A.: N/A

CAPITOL VIEW: N/A

EXISTING ZONING:

The site is zoned LO-MU-NP. The site plan complies with the zoning ordinance. The site the parking will serve is zoned CS-MU-V-CO-NP.

DESCRIPTION OF WAIVER:

Waiver request is as follows: LDC Section 25-2-1067(G):

Unless a parking area or driveway is on a site that is less than 125 feet wide, a parking area or driveway may not be constructed 25 feet or less from a lot that is (1) in an SF-5 or more restrictive zoning district; or (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

The applicant requests a waiver from a 25-foot compatibility setback to an approximately 7.5-foot compatibility setback for a parking lot. The site is adjacent to single-family residential to the north, a preschool to the east, retail commercial to the west, and a financial institution to the south. The reduced setback is along the rear of the preschool and is screened by a 6'-tall wooden privacy fence.

DESCRIPTION OF CONDITIONAL USE PERMIT REQUEST:

The applicant is requesting approval of a Conditional Use Permit to allow offsite parking in an LO-MU-NP district (25-6-501). Parking in an LO district is a Conditional Use if the parking lot is not currently existing.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver from LDC Section 25-2-1067 to reduce the Compatibility driveway setback requirement from 25 feet to approximately 7.5 feet from adjacent LO-MU-NP- zoned property used as single family, and of the Conditional Use Permit for offsite parking in an LO-MU-NP district.

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP **PHONE:** 512-974-2788
Christine.Barton-Holmes@austintexas.gov

PROJECT INFORMATION: 1.017 acres (44,308 sq. ft.)

EXIST. ZONING: LO-MU-NP

MAX. BLDG. COVERAGE : NA

MAX. IMPERV. CVRG.: 70%

ALLOWED F.A.R.: NA

HEIGHT: NA

REQUIRED PARKING: 91 spaces

PROPOSED ACCESS: Driveway access to Burnet Road and Grover Avenue

PROP. BUILDING CVR: NA

PROP. IMP. CVRG.: 27,138 (61.2%)

PROPOSED F.A.R.: NA

PROP. HEIGHT: NA

PROVIDED PARKING: 110 spaces

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a waiver from Compatibility standards to reduce the setback for the offsite parking from 25 feet to approximately 7.5 feet along the east property line. The offsite parking is proposed to augment existing parking for the commercial retail center, which includes several restaurants, at 4801-4809 Burnet Road. As the proposed parking lot does not currently exist, the grant of a Conditional Use Permit per 25-6-501 is also requested. The site has been used as parking but has not been paved or formally permitted. Access will be from Burnet Road, with a delineated pedestrian walkway, and from an existing driveway connecting to Grover Avenue. The parking lot will be fully screened with fencing and landscaping, and will comply with all applicable regulations upon site plan approval.

Environmental:

The site is located with the Waller Creek watershed, which is classified as an Urban Watershed. There are no critical environmental features.

Transportation:

Access to the proposed restaurant will be from Burnet Road and Grover Avenue. The proposed development did not require a TIA.

This administrative site plan will comply with all applicable requirements of the Land Development Code prior to its release. Staff recommends approval of the waiver and Conditional Use Permit request.

PLANNING COMMISSION ACTION: This item was postponed from the 2/28/17 hearing to add the Conditional Use Request, and again from the 3/14/17 hearing due to lack of a quorum.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: LO-MU-NP (single-family, then W 49th St)

South: LR-MU-CO-NP (financial services)

East: LO-MU-CO-NP (daycare services)

West: CS-MU-V-CO-NP (commercial retail, then Burnet Road)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Burnet Road	75'	75'	Major Arterial
Grover Avenue	60'	60'	City Collector

NEIGHBORHOOD ORGANIZATIONS:

45th St Concerned Citizens

Austin Heritage Tree Foundation

Austin Independent School District

Austin Neighborhoods Council

Bike Austin

Brentwood Neighborhood Assn

Brentwood Neighborhood Planning Contact Team

Central Austin Community Development
Friends of Austin Neighborhoods
Highland/Skyview Neighborhood Planning Contact Team
Homeless Neighborhood Assn
LoBurn IBIZ District
Lower District 7 Green
North Austin Neighborhood Alliance
Preservation Austin
Rosedale Neighborhood Association
SELTexas
Shoal Creek Conservancy
Sierra Club, Austin Regional Group
Sustainable Neighborhoods

CONDITIONAL USE PERMIT

D. 25-5-145. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

§ 25-5-146 CONDITIONS OF APPROVAL.

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

A. The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Planning Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section. A conditional use site plan must:

B.

1. Comply with the requirements of this title;

Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.

2. Comply with the objectives and purposes of the zoning district;

Staff Response: The proposed offsite parking shares a property line with the site it will serve, but has not been developed as a parking lot and is therefore conditional. It will comply with the LO-MU-NP district.

3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;

Staff Response: Yes.

4. Provide adequate and convenient off-street parking and loading facilities; and

Staff Response: Yes. This site will provide additional parking for the adjacent retail/restaurant center and pedestrian access to that center.

5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.

Staff Response: The site plan will comply with all requirements of the Land Development Code and reasonably protects the health, safety, and welfare of persons and property.

6. For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed. Staff response: The proposed project is not in the East Austin Overlay.

C. In addition, a conditional use site plan may not:

7. More adversely affect an adjoining site than would a permitted use;

Staff Response: No

8. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or

Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation.

9. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.

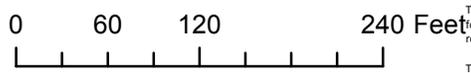
Staff Response: All signs and lighting will comply with the Land Development Code.



SITE PLAN



 SUBJECT TRACT
 ZONING BOUNDARY



CASE#: SPC-2016-0201DT
 ADDRESS: 4809 1/2 Burnet Rd
 CASE NAME: Grover Parking
 MANAGER: Christine Barton-Holmes



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Non-Consolidated Site Development Plans for

GROVER PARKING

4802 GROVER AVENUE
AUSTIN, TEXAS 78756

PROJECT DATA

PROJECT NAME: GROVER PARKING
PROJECT ADDRESS: 4802 GROVER AVENUE
 AUSTIN, TEXAS 78756

OWNER: 4801 BURNET LTD
 3536 BEE CAVE RD, STE 310
 WESTLAKE HILLS, TEXAS 78746
 CONTACT: STEVE PORTNOY

ENGINEER: A. J. GHADDAR, P.E. & ASSOCIATES
 5524 BEE CAVES ROAD, STE. B-2
 AUSTIN, TEXAS 78746
 PH. (512) 535-7489
 FAX (512) 535-2449
 CONTACT: MARCO CASTANEDA, E.I.T.
 marco-cjce@austin.rr.com

FLOODPLAIN: NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM MAP # 48453C0455H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

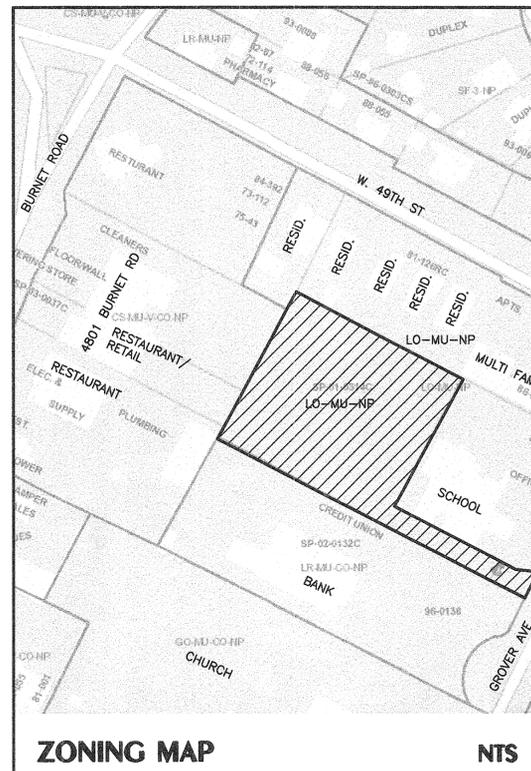
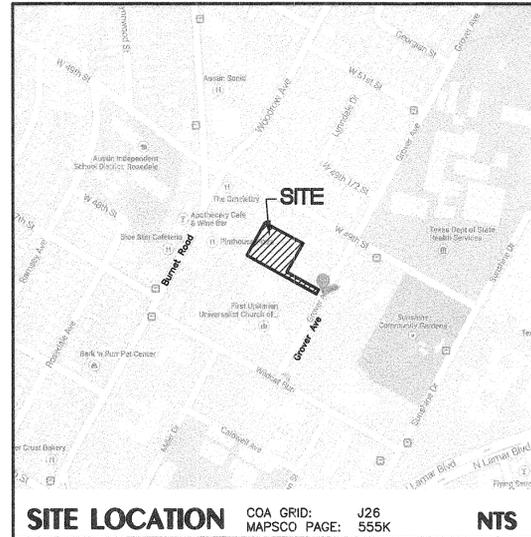
WATERSHED STATUS: THIS PROJECT IS LOCATED IN THE WALLER CREEK WATERSHED, WHICH IS CLASSIFIED AS AN URBAN WATERSHED. NO PORTION OF THIS SITE IS LOCATED IN THE EDWARD'S AQUIFER RECHARGE ZONE.

LEGAL DESCRIPTION: LOT A, BLACKSTOCK & HAYES ADDITION, BK. 79, PG. 93 TCPR

RELATED CASES: SITE PLAN: SP-01-0314C (NOT CONSTRUCTED)
 ZONING: NPA-2012-0018.09 BRENTWOOD/HIGHLANDS COMBINED NEIGHBORHOOD PLAN
 SP EXEMPTION: DA-2016-0934 (4801 BURNET ROAD PEDESTRIAN ACCESS AND HANDICAPPED SPACE RE-STRIPING)

ZONING: LO-MU-NP (LOT A)

JURISDICTION: DEVELOPMENT REVIEW: CITY OF AUSTIN FULL PURPOSE
 WATER AND WASTEWATER: N/A
 FIRE PROTECTION: CITY OF AUSTIN FIRE DEPARTMENT
 ELECTRIC: AUSTIN ENERGY



SHEET INDEX

1. COVER SHEET
2. GENERAL NOTES
3. EXISTING IMPROVEMENTS SURVEY
4. SUBDIVISION PLATS
5. EROSION/SEDIMENTATION CONTROL PLAN & OVERALL SITE PLAN
6. DIMENSIONED SITE PLAN
7. GENERAL CONSTRUCTION DETAILS
8. DRAINAGE PLAN
9. GRADING PLAN
10. DETENTION POND PLAN & DETAILS
11. LANDSCAPE PLAN
12. TRAFFIC CONTROL PLAN
13. TRAFFIC CONTROL DETAILS 1
14. TRAFFIC CONTROL DETAILS 2
15. TRAFFIC CONTROL DETAILS 3

CERTIFICATION:

THIS PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH CITY OF AUSTIN LAND DEVELOPMENT CODE.

SUBMITTAL DATE: APRIL 17, 2015

SUBMITTED FOR APPROVAL BY:

A.J. Ghaddar 11/01/16
 A. J. GHADDAR P. E. & ASSOCIATES DATE
 A. J. GHADDAR P. E. #34749

REVIEWED BY:

 AUSTIN WATER UTILITY DATE

 CITY OF AUSTIN FIRE DEPARTMENT DATE

 DEVELOPMENT SERVICES DEPARTMENT DATE

PROTECTED STREETS

The engineer of record acknowledges and confirms the protected street status as determined by the Street and Bridge Division as of the date of the Engineer's signature. Protected street status is subject to change over time. It is the owner's/engineer of record's responsibility to confirm the street status prior to construction as protected street status will directly impact the construction costs. If protected streets are proposed to be disturbed, approval of the Street and Bridge Division is required.

SITE PLAN NOTES:

1. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEER.
2. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).
3. THIS PROJECT WILL NOT BE SPRINKLERED.
4. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEER.
5. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

AMERICANS WITH DISABILITIES ACT
 THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

COMPATIBILITY SETBACK WAIVER NOTE:
 A WAIVER FROM THE COMPATIBILITY SETBACK WAS APPROVED FOR THIS SITE ON _____ FROM EAST PROPERTY LINE.

THIS SET OF DRAWINGS IS NOT FOR CONSTRUCTION UNLESS IS SEALED AND SIGNED BY THE ENGINEER AND ACCEPTED BY REVIEWING AUTHORITIES.

SITE PLAN APPROVAL SHEET _____ OF _____
 FILE NUMBER _____ APPLICATION DATE _____
 APPROVED BY COMMISSION ON _____ UNDER SECTION _____
 OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
 EXPIRATION DATE (25-5-81, LDC) _____
 CASE MANAGER _____
 PROJECT EXPIRATION DATE (ORD.#970905-A) _____
 DWFPZ _____ DDZ _____

Director, Planning and Development Review
 RELEASED FOR GENERAL COMPLIANCE: _____ ZONING _____
 Rev. 1 _____ Correction 1 _____
 Rev. 2 _____ Correction 2 _____
 Rev. 3 _____ Correction 3 _____
 Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

REVISIONS / CORRECTIONS

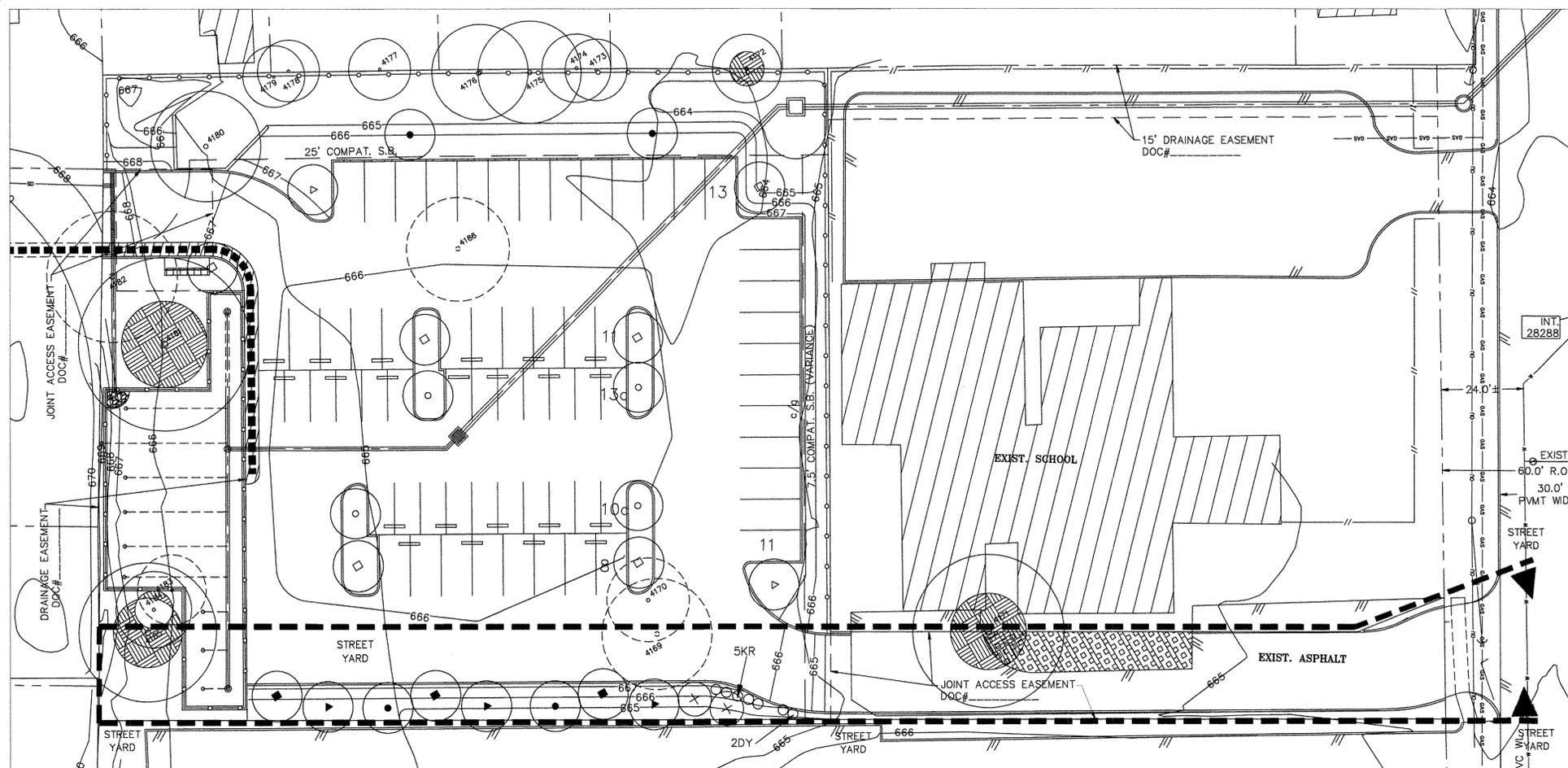
NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHTS. IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ./FT.) [%]	CITY OF AUSTIN APPROVAL / DATE	DATE IMAGED



Nov. 01, 2016
A.J. GHADDAR, P.E.
 & ASSOCIATES
 CIVIL ENGINEERING
 CONSULTANTS
 5524 BEE CAVES ROAD, STE. B-2
 AUSTIN, TEXAS 78746
 PHONE: (512) 535-7489
 FAX: (512) 535-2449
 agp@austin.rr.com

GROVER PARKING
 4802 Grover Avenue
 Austin, Texas 78756
COVER SHEET

PROJECT: 1503
 DATE: OCTOBER 31, 2016
 DRAWN BY: MEC/AJG
 CHECKED BY: AJG
 SHEET NO. _____



APPENDIX F
ARBORIST'S OVERALL TREE CALCULATIONS
TOTAL NUMBER OF APPENDIX F CALIPER INCHES ON SITE = 251"
TOTAL NUMBER OF APPENDIX F CALIPER INCHES REMOVED = 72"
TOTAL NUMBER OF APPENDIX F CALIPER INCHES SAVED = 179"
TOTAL NUMBER OF CALIPER INCHES REPLACED = 46.5"
TOTAL NEW OF CALIPER INCHES PROPOSED = 71"
TOTAL CALIPER INCHES INVASIVE TREES REMOVED = 0"
TOTAL CALIPER INCHES NON APPENDIX F TREES REMOVED = 0"

PROPOSED TREE REMOVAL AND MITIGATION
APPENDIX F TREES - 53" OF HACKBERRY, NON PROTECTED @ 50% REPLACEMENT = 26.5"
APPENDIX F TREES - 19" OF HACKBERRY, PROTECTED @ 100% REPLACEMENT = 19"
TOTAL 45.5" REQUIRED FOR REPLACEMENT

INNOVATIVE WATER MANAGEMENT CALCULATIONS
TOTAL REQUIRED STREET YARD AREA = 1,871 S.F.
TOTAL OF NON ST. YD. REQUIRED ISLANDS = 355 S.F.
TOTAL OF ALL AREAS = 2,226 S.F.
REQUIRED AREA (2,226 S.F. X 50%) = 1,113 S.F.
UNDISTURBED NATURAL AREAS = > 2,000 S.F.
SEE SHADED AREAS ON ENGINEERS SHEETS

LANDSCAPE CALCULATIONS

STREET YARD	REQUIRED	PROVIDED
TOTAL SITE AREA	N/A sq. ft.	N/A sq. ft.
TOTAL STREET YARD AREA	N/A sq. ft.	9,356 sq. ft.
STREET YARD / LANDSCAPE (20%)	1,871 sq. ft.	1,895 sq. ft. (21%)

TREES (STREET YARD)	REQUIRED	PROVIDED
EXISTING TREE CREDIT 2" DIAMETER TO 6" DIAMETER 6" DIAMETER OR GREATER	0 EA. x 1 = 0 EA. x 2 =	0 EACH 0 EACH

PROPOSED TREES (STREET YARD) 10 EA. + 0 EXISTING = 10

REPLACEMENT TREES
REQUIRED CALIPER INCHES REPLACED: 45.5"
NUMBER & SIZE OF REPLACEMENT TREE TOTAL: 46.5"

ISLANDS, MEDIANS OR PENINSULAS	REQUIRED	PROVIDED
STREET YARD AREA	N/A sq. ft.	N/A sq. ft.
NON STREET YARD AREA	355 sq. ft.	> 500 sq. ft.

BUFFERING POINTS	REQUIRED:	TOTAL PROVIDED:
SIZE	QUANTITY	PREFERRED
SMALL TREES	2	6 pts.
MEDIUM SHRUBS	7	3 pts.

TREE TABLE

TAG#	SIZE/SPECIES
R 4169	16" HB
R 4170	12" HB
4171	22" PEC
4172	10" HB
4173	9" HB
4174	10" HB
4175	15" HB
4176	14" HB
4177	9" HB
4178	9" HB
4179	9" HB
4180	16" HB
4181	25" HB
R 4182	19" HB
R 4183	10" HB
4184	11" HB
4185	20" HB
R 4186	15" HB

CITY OF AUSTIN APPROVAL BLOCK

SITE PLAN APPROVAL SHEET 11 OF 15

FILE NUMBER: SP-2016-0201D APPLICATION DATE: APRIL 17, 2016

APPROVED BY PLANNING COMMISSION ON: _____ UNDER SECTION 112

OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (8-8-81, LDC) _____ CARE MANAGER: G. BARTON-HOLMES

PROJECT EXPIRATION DATE (8-8-81, LDC) _____ DWG# _____ DOC# _____

Director, Development Review Department

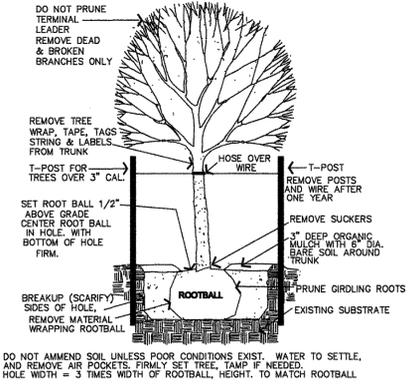
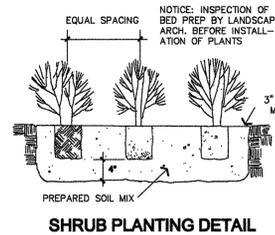
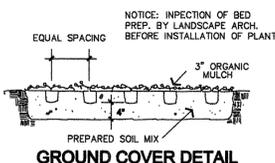
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: LC-MILLIND

Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENTLY AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION OF A BUILDING PERMIT IS NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.



PLANT LIST

ORDINANCE TREES - GREATER THAN 1 1/2" CAL FOR REPLACEMENT

- KEY # TREE / CALIPER IN. / HT.
- △ 2 3" CAL. LIVE OAK, 10' HT., MIN. 3" TOWARD REPLACEMENT
 - 5 3" CAL. CEDAR ELM, 10' HT., MIN. 7.5" TOWARD REPLACEMENT
 - 4 3" CAL. CHINQUAPIN OAK, 10' HT., MIN. 6" TOWARD REPLACEMENT
- ORDINANCE TREES - 100% REPLACEMENT
- KEY # TREE / CALIPER IN. / HT.
- ▲ 3 3" CAL. LIVE OAK, 10' HT., MIN. 9" TOWARD REPLACEMENT
 - 3 3" CAL. CEDAR ELM, 10' HT., MIN. 9" TOWARD REPLACEMENT
 - 4 3" CAL. CHINQUAPIN OAK, 10' HT., MIN. 12" TOWARD REPLACEMENT

TOTAL REPLACEMENT = 46.5"

BUFFER TREES

- KEY # TREE / CALIPER IN. / HT.
- ⊕ 2 2" CAL. TEXAS REDBUD, 6' HT., MIN.
 - ⊕ 2 2" CAL. CRAPE MYRTLE, 6' HT., MIN.

STREET YARD BUFFER SHRUBS

- KR 7 5 GAL. KNOCKOUT ROSE, 36" O.C.
- DY 2 5 GAL. DWF. YAUPON, 36" O.C.

TURF

HYDROSEED BERMUDA ON 6" OF TOPSOIL

LANDSCAPE NOTES

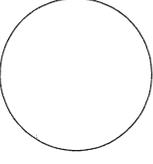
- ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH COM. SECTION 2-4.7, "PROTECTION OF LANDSCAPE AREAS."
- IRRIGATION SHALL BE BY AUTOMATIC SYSTEM WITH SHRUB AND TURF AREAS ON SEPARATE VALVE SECTIONS TO MEET C.O.A. GUIDELINES.
- ALL LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED AND REPLACED AS NECESSARY BY THE OWNER IN ACCORDANCE WITH LDC SECTION 25-2-984.
- ALL MECHANICAL EQUIPMENT, STORAGE AREAS, DETENTION AND REFUSE COLLECTION AREAS SHALL BE SCREENED BY PLANT MATERIAL OR A SIX (6) FOOT PRIVACY FENCE.
- SHRUB AND TREE BEDS SHALL BE COVERED WITH AN ORGANIC BARK MULCH TO A DEPTH OF THREE (3) INCHES.
- ALL PLANTING AREAS FOR REQUIRED LANDSCAPING SHALL CONTAIN A MINIMUM OF EIGHT (8) FEET OF SOIL AREA.
- ALL DISTURBED AREAS SHALL BE REVEGETATED TO MEET CITY OF AUSTIN STANDARDS.
- THIS PLAN IS FOR SUBMITTAL TO THE CITY OF AUSTIN TO COMPLY WITH CHAP. 25-2, ART. 9, DIV. 1 OF THE LAND DEV. CODE AND IS NOT INTENDED TO BE A CONTRACTOR'S BID DOCUMENT OR LANDSCAPE WORKING DRAWINGS.
- IF ESTABLISHING VEGETATION DURING ANY STAGE OF A DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT AUSTIN WATER CONSERVATION STAFF AT WATERUSECOMPVAR@AUSTIN.TX.GOV OR CALL 512-974-2199.
- ANY CHANGES IN PLANT SPECIES, QUANTITY OR LOCATION OF PLANT MATERIAL MAY RESULT IN NON-ACCEPTANCE OF THIS PROJECT BY THE CITY INSPECTORS.

NEW COMMERCIAL AND MULTI-FAMILY LANDSCAPE IRRIGATION

- A NEW COMMERCIAL AND MULTI-FAMILY IRRIGATION SYSTEM MUST BE DESIGNED AND INSTALLED SO THAT:
 - THERE IS NOT DIRECT OVERSPRAY ONTO NON-IRRIGATED AREAS.
 - THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN SIX (6) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS);
 - ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SURFACES;
 - THE IRRIGATION SYSTEM HAS A MASTER VALVE;
 - CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS;
 - SERVICEABLE IN-HEAD CHECK VALVES ARE ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE;
 - THE IRRIGATION SYSTEM HAS A CITY-APPROVED WEATHER BASED CONTROLLER;
 - AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER NOT MORE THAN A ONE-HALF INCH (1/2") RAINFALL;
 - ZONE VALVES AND CIRCUITS ARE SEPARATED BASED ON PLANT WATER REQUIREMENTS;
 - AN IRRIGATION EMISSION DEVICE (SUCH AS SPRAY, ROTOR, OR DRIP EMITTER) DOES NOT EXCEED THE MANUFACTURER'S RECOMMENDED OPERATING PRESSURE; AND
 - NO COMPONENT OF THE IRRIGATION SYSTEM DEVIATES FROM THE MANUFACTURER'S RECOMMENDED USE OF THE PRODUCT.
- THE MAXIMUM SPACING BETWEEN SPRAY OR ROTARY SPRINKLER HEADS MUST NOT EXCEED THE RADIUS OF THROW OF THE HEAD UNLESS MANUFACTURER OF THE SPRINKLER HEAD SPECIFICALLY RECOMMENDS A GREATER SPACING. THE RADIUS OF THROW IS DETERMINED BY REFERENCE TO THE MANUFACTURER'S SPECIFICATIONS FOR A SPECIFIC NOZZLE AT A SPECIFIC OPERATING PRESSURE.
- THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN AND WATER BUDGET TO THE CITY AT THE TIME THE FINAL PLUMBING INSPECTION IS PERFORMED. THE WATER BUDGET SHALL INCLUDE: (1) A CHART CONTAINING ZONE NUMBERS, PRECIPITATION RATE, AND GALLONS PER MINUTE; AND (2) THE LOCATION OF THE EMERGENCY IRRIGATION SYSTEM SHUT-OFF VALVE. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR.
- THE IRRIGATION INSTALLER SHALL PROVIDE A REPORT TO THE CITY ON A FORM PROVIDED BY THE AUSTIN WATER UTILITY DEPARTMENT CERTIFYING COMPLIANCE WITH SUBSECTION (1) WHEN THE FINAL PLUMBING INSPECTION IS PERFORMED BY THE CITY.
- IRRIGATION SHALL COMPLY WITH CITY CODE CHAPTER 6-4, ART. 2, DIVISION 2, REGARDING THE CITY'S WATER CONSERVATION RESTRICTIONS.

DATE
12/30/15, 4/21/16
8/9/16, 11/1/16

THOMAS D. BROWN & ASSOCIATES
2 DEBRET SQUARE, SUITE B
BELLEVUE, TEXAS 76011
METRO: 282-28-0088

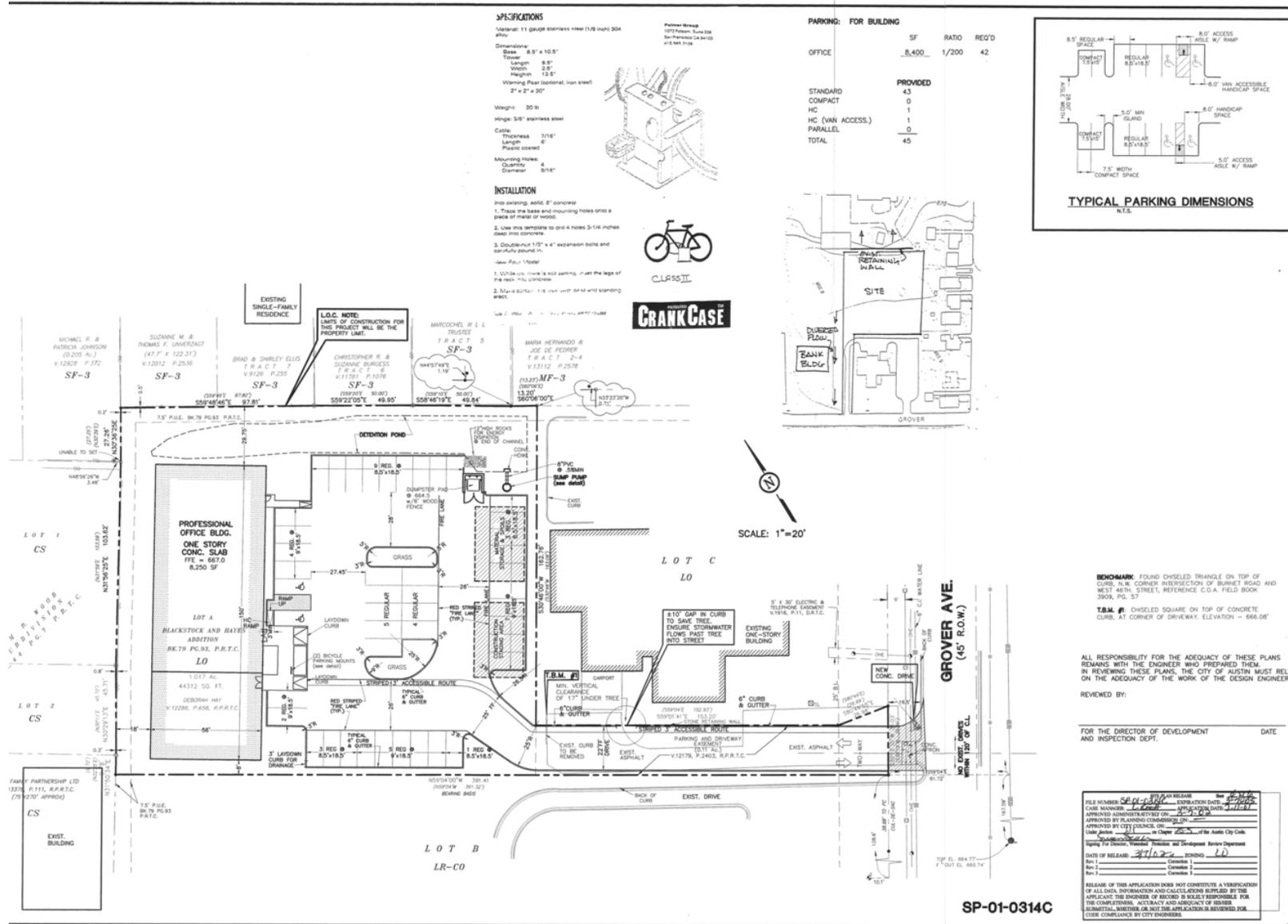


GROVER PARKING
4802 GROVER AVENUE
AUSTIN, TEXAS
LANDSCAPE PLAN

PROJECT No.
DESIGN
TDB
DRAWN
TDB
CAD FILE

SHEET

11 OF 15



REVISIONS:

DESIGN BY: BKW
 DRAWN BY: JB
 CHECK BY: BKW

Wenzel
 Engineering Inc.
 7005 KENNEDY BLVD
 Austin, Texas 78749
 512 - 301-7480

PARKING PLAN, PARKING CALCS & DIMENSION PLAN
4802 GROVER AVENUE

JOB NUMBER: 712
 NAME: [Blank]
 DATE: 28 FEB 2002
 PAGE NUMBER: 4 of 6

BENCHMARK: FOUND CHISELED TRIANGLE ON TOP OF CURB, N.W. CORNER INTERSECTION OF BURNET ROAD AND WEST 48TH STREET, REFERENCE C.O.A. FIELD BOOK 3505, PG. 57

T&M #1: CHISELED SQUARE ON TOP OF CONCRETE CURB, AT CORNER OF DRIVEWAY. ELEVATION = 666.08'

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

REVIEWED BY: _____

FOR THE DIRECTOR OF DEVELOPMENT AND INSPECTION DEPT. _____ DATE: _____

FILE NUMBER: SP-01-0314C FILED DATE: 2/28/02
 CURB MANAGER: K. L. [Blank] DEPARTMENT: SP-01
 APPROVED BY: [Signature] APPROVED DATE: 2/28/02
 APPROVED BY: [Signature] APPROVED DATE: 2/28/02
 Like Justice - [Signature] - Chapter 25C.04 of the Austin City Code

Signatures for Director, Planner, Technician and Design Engineer Review Department

DATE OF RELEASE: 2/28/02 BY: LD
 Rev 1: _____ Correlation 1
 Rev 2: _____ Correlation 2
 Rev 3: _____ Correlation 3

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL INFORMATION AND CALCULATIONS SUBMITTED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF ALL SUBMITTED MATERIAL. WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

SP-01-0314C